

White County, Indiana
2007 Pay 2008 Budget Order

An analysis of the data with the 2007 Pay 2008 Budget Order for White County shows that the budgets, levies and tax rates to be approved are in compliance with Indiana statutes.

White County has four cross county units. White County is the major county for Tri-County Schools (minor: Jasper, Benton) and Twin Lakes Schools (minor: Carroll). White County is the minor county unit for Pioneer Schools (major: Cass) and N.W. IN Solid Waste District (major: Jasper).

White County has no conservancy districts.

Changes in Local Tax Levies

Tax levy increases are made up of routine increases in controlled levies, increases in tax rate controlled levies and debt service levies. Controlled levies increase based on an annual growth factor or excess levy appeals. Tax rate controlled levies increase based on increases in assessed value applied to a specific tax rate (tax rates are adjusted downward to eliminate the effect of reassessment or trending).

The total net increase in tax levy for Pay 2008 on a county-wide basis was approximately \$282,240 or 0.82%. Following are the levy changes that were greater than \$1 million or a 10% change over the previous year levy. The largest total dollar increase in levy was due to the Twin Lake Community School Corporation (\$325,534).

White County

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
General	\$3,515,486	\$3,897,092	\$381,606	10.85%
Health	199,415	101,461	-97,954	-49.12%
Children's Psychiatric Res Treatment	120,614	39,919	-80,695	-66.90%

White County Welfare

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
Welfare - Family and Children	\$342,543	\$281,096	-\$61,447	-17.94%

Total County levy decreased by \$95,258 or 1.48%.

Monticello Civil City

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
Fire Pension	\$112,692	\$133,546	\$20,854	18.51%

Total Township levy increased \$25,228 or 1.06%.

Twin Lakes Community School Corporation

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
General	\$4,907,350	\$5,056,475	\$149,125	3.04%
Debt Service	1,933,083	2,038,382	105,299	5.45%
Bus Replacement	246,777	311,238	64,461	26.12%

Total School levy increase of \$325,534 or 3.29%.

No units in the County exceeded the working maximum levy. All units in the County levied up to or near their working maximum levy.

No units in the County exceeded the normal statutory growth rate for controlled fund levies.

Changes in Real Property Gross Assessed Values

Real Property Gross Assessed Values increases by property class are as follows.

<u>Class</u>	<u>% Increase</u>
Agriculture	19.32%
Industrial	-5.14%
Commercial	3.27%
Residential	5.20%
Exempt	-50.67%
Utility	4.70%

Changes in the proportion of Gross Assessed Value by Class can create a burden shift from one class to another. The proportion (mix) of values of real property by class (this can represent the relative tax burden by class, except that it does not include the impact of deductions or credits).

<u>Class</u>	<u>2007 Ratio</u>	<u>2008 Ratio</u>
Agriculture	21.69%	24.42%
Industrial	3.31%	2.96%
Commercial	8.49%	8.28%
Residential	62.67%	62.22%
Exempt	3.22%	1.50%
Utility	0.63%	0.62%

As can be seen from the analysis, a shift from residential, industrial, exempt, and commercial property to agricultural property occurred. This shift was approximately 2.73%.

Change in Net Tax Rates

Changes in net tax rate by district were as follows.

<u>District</u>	<u>Change in NAV</u>	<u>Change in Levy</u>	<u>Change in Gross Tax Rate</u>	<u>Change in Business Personal Property Net Tax Rate</u>	<u>Change in Real Estate and Other Personal Property Net Tax Rate</u>	<u>Change in Homestead Net Tax Rate</u>
BIG CREEK TOWNSHIP	11.04%	3.78%	-6.54%	-6.30%	-5.75%	-15.75%
CHALMERS TOWN	1.20%	-2.12%	-3.28%	-2.48%	-1.69%	-15.39%
CASS TOWNSHIP-Pioneer Regional	-0.15%	-0.55%	-0.39%	2.05%	2.73%	-10.15%
CASS TOWNSHIP-Twin Lakes Schoo	0.23%	1.18%	0.95%	3.22%	4.54%	-7.85%
HONEY CREEK TOWNSHIP-North Whi	10.61%	3.09%	-6.79%	-6.62%	-5.75%	-16.25%
HONEY CREEK TOWNSHIP-Twin Lake	0.00%	0.49%	0.49%	2.58%	3.88%	-8.24%
REYNOLDS TOWN	5.89%	-0.81%	-6.33%	-6.10%	-4.87%	-18.10%
JACKSON TOWNSHIP	0.00%	1.10%	1.10%	3.26%	4.56%	-8.26%
BURNETTSVILLE TOWN	-0.21%	0.79%	1.00%	3.01%	4.42%	-9.10%
LIBERTY TOWNSHIP-North White S	5.31%	-1.83%	-6.78%	-6.59%	-5.77%	-16.00%
LIBERTY TOWNSHIP-Twin Lakes Sc	-0.56%	0.32%	0.89%	3.23%	4.48%	-7.45%
LINCOLN TOWNSHIP	-0.02%	0.85%	0.87%	3.06%	4.37%	-7.91%
MONON TOWNSHIP	9.00%	1.76%	-6.65%	-6.45%	-5.58%	-15.88%
MONON TOWN	-2.95%	-6.13%	-3.27%	-2.66%	-1.36%	-16.89%
PRAIRIE TOWNSHIP	8.63%	1.68%	-6.40%	-6.14%	-5.57%	-15.55%
BROOKSTON TOWN	6.14%	-0.36%	-6.12%	-5.86%	-4.95%	-17.10%
PRINCETON TOWNSHIP	0.67%	-1.08%	-1.74%	-0.66%	0.07%	-11.26%
WOLCOTT TOWN	2.09%	0.90%	-1.17%	-0.31%	0.93%	-13.39%
ROUND GROVE TOWNSHIP	0.20%	-1.49%	-1.69%	-0.57%	0.10%	-10.55%
UNION TOWNSHIP	1.68%	2.66%	0.97%	3.17%	4.47%	-7.60%
MONTICELLO CITY	-0.32%	0.78%	1.10%	2.49%	4.41%	-12.03%
WEST POINT TWNSHIP-Frontier S	16.98%	9.44%	-6.44%	-6.18%	-5.64%	-15.70%
WEST POINT TOWNSHIP-Tri County	0.12%	-1.60%	-1.71%	-0.57%	0.13%	-10.84%
Average	3.43%	0.82%	-2.61%	-1.55%	-0.54%	-12.87%

Downward pressure on tax rates came from increases in Assessed Value due to trending and the increased Homestead Credit rate.

Moderate upward pressure on tax rates came from increases in tax levies, especially debt levies that don't benefit from PTRC.

The estimated reduction in net homestead tax bills for White County is 35.13%.

Assessment Status

The DLGF has prepared an analysis of assessed valuation change by property class based on a review of parcel data. The results of this analysis are summarized in the table below:

Property Class	Percent of Parcels with Identified Assessed Valuation Change					
	<u>Decrease</u>	<u>No Change</u>	<u>0 – 10% Increase</u>	<u>10 – 30% Increase</u>	<u>30 – 100% Increase</u>	<u>More Than Doubled</u>
Commercial	35.6%	45.0%	4.5%	6.8%	6.7%	1.5%
Industrial	49.0%	38.6%	5.9%	3.0%	0.0%	3.5%
Residential	35.3%	9.0%	20.0%	23.4%	10.4%	1.8%
Overall	27.3%	10.8%	14.3%	36.5%	9.4%	1.6%

TIF Neutralization Worksheets

The County has several Tax Increment Areas. A Tax Increment Financing (TIF) Neutralization Worksheet must be completed for each TIF District in order to calculate tax increment generated by real property growth rather than increases in assessed valuation due to reassessment or trending. The TIF Neutralization Worksheets were reviewed for both numerical accuracy and for logical analysis and completeness.